



December 17, 2015

Land Use File(s): CPA-2015-001, ZA-2015-001

NOTICE OF DECISION

This is official notice of action taken by the Milwaukie City Council on December 15, 2015.

Applicant(s):	Dennis Egner, City of Milwaukie
Appellant (if applicable)	
Location(s):	Central Milwaukie commercial districts
Tax Lot(s):	Various
Application Type(s):	Comprehensive Plan Amendment; Zoning Ordinance Amendment; and Zoning Map Amendment
Decision:	Approved
Review Criteria:	<u>Milwaukie Zoning Ordinance:</u> <ul style="list-style-type: none">• MMC Section 19.902 Amendments to Maps and Ordinances• MMC Chapter 19.1008 Type V Review
Neighborhood(s):	Historic Milwaukie, Hector Campbell, Ardenwald

This notice is issued in accordance with Milwaukie Municipal Code (MMC) Section 19.1008 Type V Review. The complete case file for this application is available for review between 8:00 a.m. and 5:00 p.m. on regular business days at the Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd. Please contact Vera Koliass, Associate Planner, at 503-786-7653 or koliassv@milwaukieoregon.gov, if you wish to view this case file.

The amendments were adopted by Milwaukie City Council as Ordinance #2110 and Ordinance #2111 on December 15. The ordinances amended the Comprehensive Plan (Chapter 4 and adopted a new ancillary document "Central Milwaukie Land Use and Transportation Plan"), the Milwaukie Municipal Code (Titles 14 Signs, 19 Zoning, and 20 Public Art), and the Zoning Map to adopt a new General Mixed Use Zone GMU and Flex Space Overlay FS in the central Milwaukie commercial area around 32nd Avenue and Harrison Street, including the large vacant parcel on Monroe Street near Oak Street. The amendments revised the use, development, and design standards for development in central Milwaukie, and provide a streamlined review process for development that meets all relevant standards.

While the proposed amendments are within several titles of the municipal code, the most substantive amendments are to the following chapters of Title 19:

- Chapter 19.303 General Mixed Use Zone
- Chapter 19.404 Flex Space Overlay
- Chapter 19.500 Supplementary Development Regulations
- Chapter 19.911 Variances

Additionally, amendments to Title 14 and Chapter 4 of the MCP were adopted to coordinate with the amendments to Title 19.

A copy of the final ordinances, which include the amendments and findings in support of approval, are available at:

OR2110: <http://www.milwaukieoregon.gov/ordinance/ordinance-2110-adopting-mfm-central-milwaukie-plan-and-amendments>

OR2111: <http://www.milwaukieoregon.gov/ordinance/ordinance-2111-adopting-mfm-central-milwaukie-public-art-amendments>

Appeals of Type V decisions are handled by the Oregon Land Use Board of Appeals (LUBA) at: 550 Capitol Street NE, Suite 235, Salem, Oregon 97301-2552, 503-373-1265, <http://luba.state.or.us>. They can provide information regarding the timeline for filing an appeal and the proper forms and procedures.



Dennis Egner, AICP
Planning Director

cc: Planning Commission (*via e-mail*)
Alma Flores, Community Development Director (*via e-mail*)
Chuck Eaton, Engineering Director (*via e-mail*)
Chrissy Dawson, Engineering Tech II (*via e-mail*)
Samantha Vandagriff, Building Official (*via e-mail*)
Bonnie Lanz, Permit Specialist (*via e-mail*)
Matt Amos, CFD#1
NDA(s): Historic Milwaukie, Hector Campbell, and Ardenwald(*via e-mail*)
Interested Persons
Land Use File(s): CPA-2015-001, ZA-2015-001